



STAMP

1 2021-10-25 Issued for Site Plan Control  
REV DATE ISSUE

NOTES

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CLIENT

**PARK RIVER PROPERTIES**  
OTTAWA  
ONTARIO, CANADA

PROJECT

**EDGEWATER DEVELOPMENT**

16 EDGEWATER  
OTTAWA, ONTARIO

TITLE

**SITE PLAN**

PROJECT NO: 2020-1930

DRAWN:

APPROVED:

SCALE: 1:200

DATE PRINTED: 2021-10-26 11:02:46 AM

REV DRAWING NO.

1 A.100

**SITE PLAN GENERAL NOTES:**

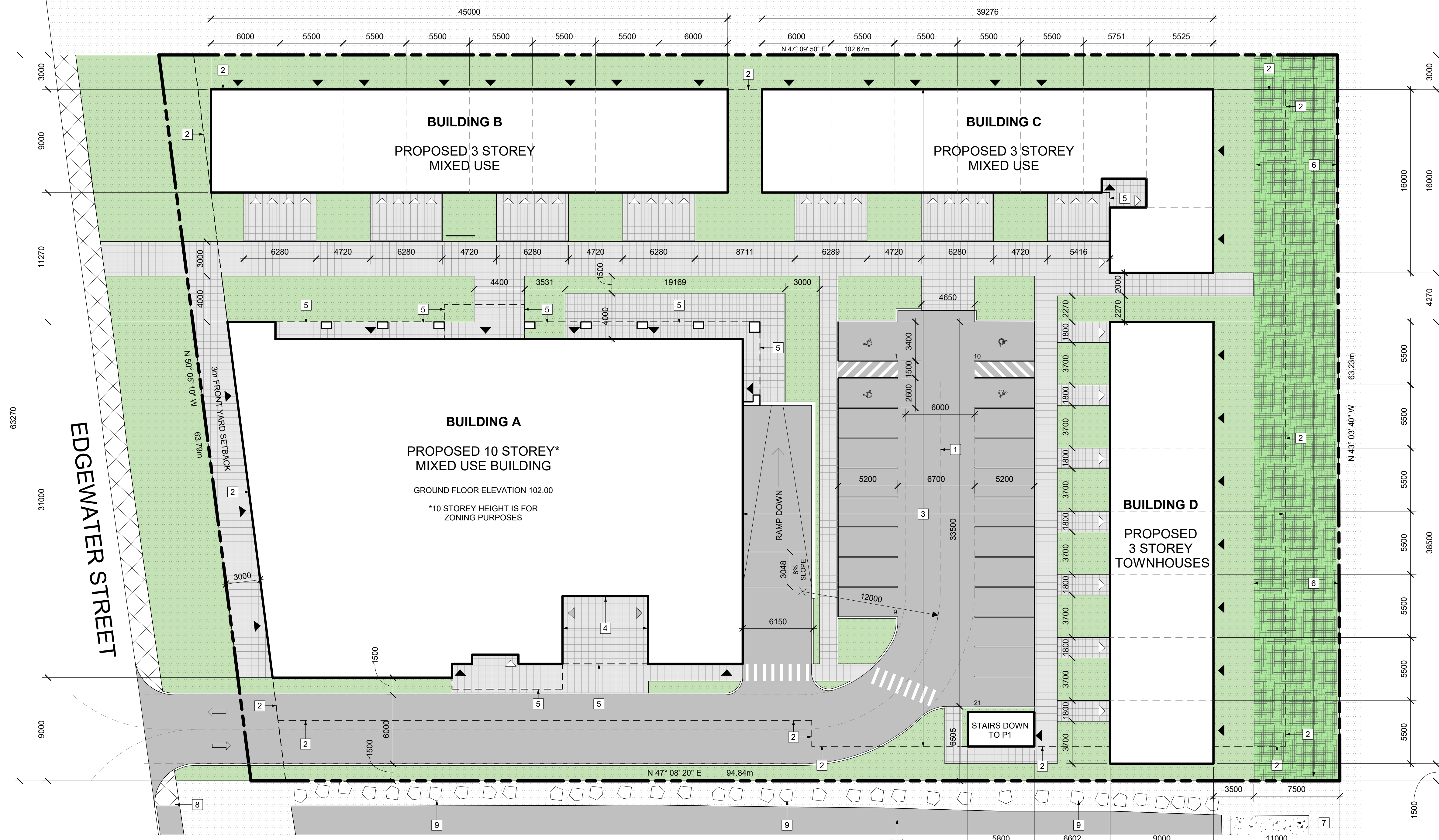
- ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
- DO NOT SCALE THIS DRAWING
- REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
- REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
- CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
- THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
- INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

**SITE PLAN LEGEND:**

- EXISTING BUILDING
- ASPHALT PAVING
- EXISTING GRASS / LANDSCAPING
- NEW SOFT LANDSCAPING - REFER TO LANDSCAPE PLANS
- CONCRETE SIDEWALK
- CONCRETE PAD
- COMMUNITY GARDEN - REFER TO LANDSCAPE PLANS FOR DETAILS
- GRAVEL/RIVERSTONE/MAINTENANCE STRIP
- STONE DUST/SAND
- PAVER TYPE 1
- PAVER TYPE 2
- BUILDING MAIN ENTRANCE
- OTHER ENTRANCE/EXIT
- SERVICE DOORS
- PROPERTY LINE
- FENCE PER LANDSCAPE
- NEW DOMESTIC WATER
- NEW SANITARY
- NEW STORM
- NEW ELECTRICAL SERVICE (BELOW GRADE)
- GAS

- CATCH BASIN
- CATCH BASIN
- LIGHT STANDARD
- LIGHT STANDARD EXISTING
- FIRE HYDRANT
- FIRE HYDRANT EXISTING
- MANHOLE
- MANHOLE EXISTING
- UTILITY POLE
- UTILITY POLE EXISTING
- CUSTOM SYMBOL
- CUSTOM SYMBOL EXISTING
- SIAMESE CONNECTION
- DROPPED CURB

- NEW TREE
- NEW SHRUB
- EXISTING TREE



**SITE PLAN**

A.100 1:200

**LEGAL DESCRIPTION:**

PART OF LOT 30 CONCESSION 12 PART 1,  
4R31503 IN THE CITY OF OTTAWA

**REFERENCE SURVEY:**

BASED ON INFORMATION FROM A SURVEY  
PREPARED BY MCINTOSH PERRY SURVEYING  
INC. DATED MAY 11, 2021.

**MUNICIPAL ADDRESS:**

16 EDGEWATER STREET

**DEVELOPMENT INFORMATION:**

SITE AREA	6,247 m <sup>2</sup>
BUILDING AREA	Building A 1,238 m <sup>2</sup> Building B 405 m <sup>2</sup> Building C 416 m <sup>2</sup> Building D 347 m <sup>2</sup> Total 2,406 m <sup>2</sup>
GROSS FLOOR AREA	Building A 8,460 m <sup>2</sup> Building B 1,086 m <sup>2</sup> Building C 1,075 m <sup>2</sup> Building D 927 m <sup>2</sup> Total 11,548 m <sup>2</sup>
BUILDING HEIGHT	Building A 30 m + 3.35 m Penthouse Building B & C 10.35 m Building D 9.35 m
ZONE	Proposed - GM2 Current - IG2
SCHEDULE 1:	AREA C SUBURBAN
SCHEDULE 1A:	AREA C
SCHEDULE 2:	DISTANCE EXCEEDS 600 m

**UNIT MIX:**

<b>BUILDING A</b>		
3 BEDROOM	18	
2 BEDROOM	27	
2 BEDROOM WITH SECONDARY SUITE	18	
ONE BEDROOM + DEN	36	
ONE BEDROOM	9	
STUDIO	18	
<b>TOTAL</b>	<b>126</b>	
RETAIL SPACE GFA	424 m <sup>2</sup>	
<b>BUILDING B</b>		
GROUND FLOOR COMMERCIAL UNITS	8	
3 BEDROOM UNITS (FLOORS 2 & 3)	8	
OFFICE SPACE GFA	315 m <sup>2</sup>	
<b>BUILDING C</b>		
GROUND FLOOR COMMERCIAL UNITS	5	
3 BEDROOM UNITS (FLOORS 2 & 3)	6	
3 BEDROOM TOWN HOUSE UNITS	2	
OFFICE SPACE GFA	197 m <sup>2</sup>	
<b>BUILDING D</b>		
TOWN HOUSE UNITS 3 BEDROOM	9	
TOTAL COMMERCIAL SPACE GFA (OFFICE AND RETAIL)	936 m <sup>2</sup>	

**ZONING PROVISION**

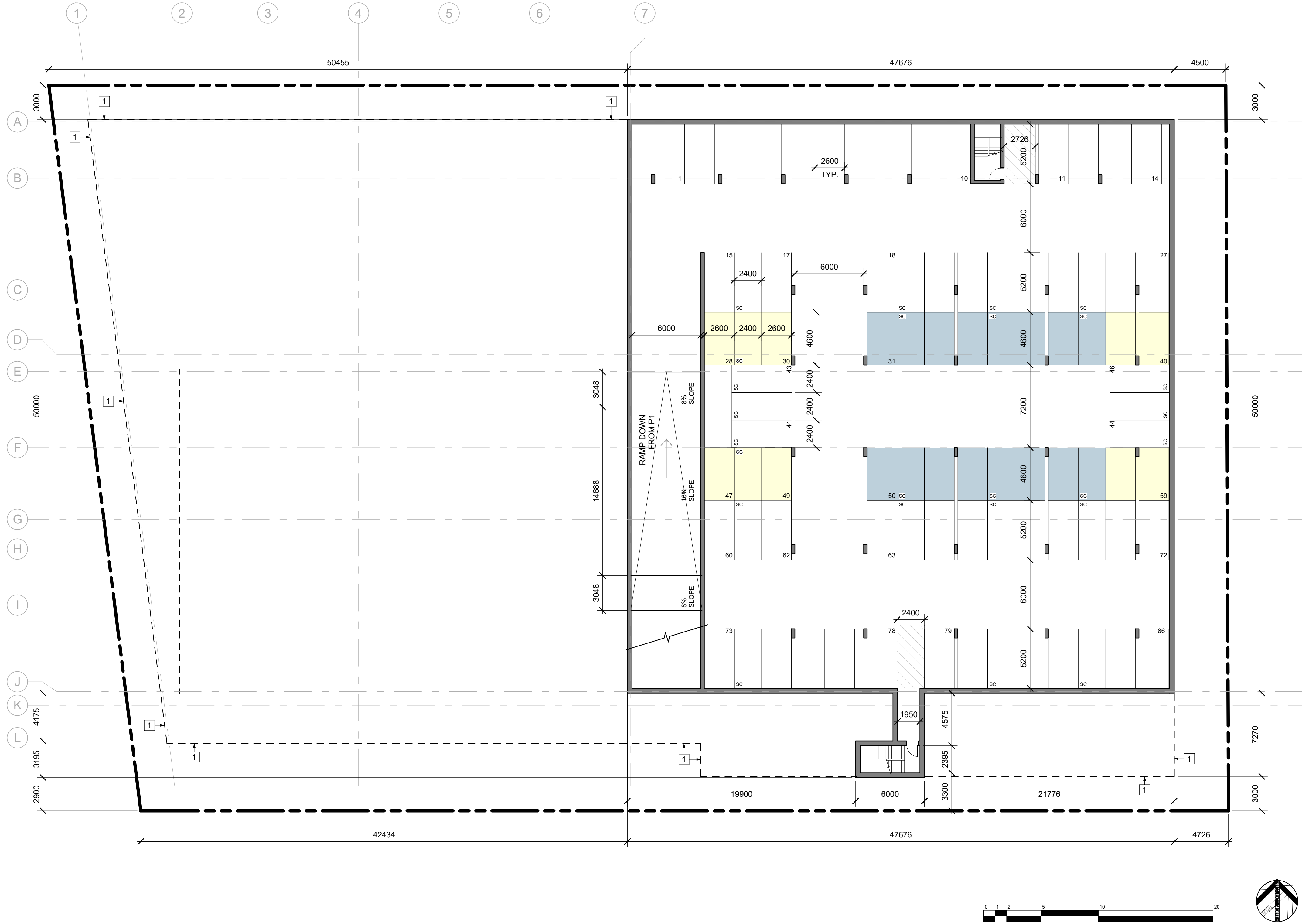
MIN. LOT WIDTH	REQUIRED: No Minimum	PROVIDED: 63.78 m
MIN. LOT AREA	REQUIRED: No Minimum	PROVIDED: 6,247 m <sup>2</sup>
MIN. FRONT YARD SETBACK	REQUIRED: 3.0 m	PROVIDED: 3.0 m
MIN. REAR YARD SETBACK	REQUIRED: 7.5 m	PROVIDED: 11.0 m
MIN. INTERIOR YARD SETBACK	REQUIRED: 1.2 m (Residential building under 11.0 m)	PROVIDED: 1.5 m & 3.0 m
MAX. HEIGHT	REQUIRED: 18.0 m	PROVIDED: BLDG A - 30.0 m BLDG B - 10.35 m BLDG C - 10.35 m BLDG D - 9.35 m
AMENITY AREA TOTAL	REQUIRED: 756 m <sup>2</sup>	PROVIDED: 1,861 m <sup>2</sup>
COMMUNAL AMENITY AREA	REQUIRED: 378 m <sup>2</sup>	PROVIDED: 1,493 m <sup>2</sup>
FLOOR SPACE INDEX	REQUIRED: 2.0	PROVIDED: 1.85
COMMERCIAL SPACE FSI	REQUIRED: 1.0 (50%)	PROVIDED: 0.15 (8%)

**PARKING**

<b>HIGH RISE RESIDENT VISITOR</b>	REQUIRED: 151	PROVIDED: 176
<b>TOWNS (BUILDINGS B, C &amp; D) RESIDENT VISITOR</b>	REQUIRED: 25	PROVIDED: 25
<b>RETAIL STORE (BUILDING A) OFFICE (BUILDING B AND C) TOTAL</b>	REQUIRED: 14	PROVIDED: 24
<b>BICYCLE PARKING</b>	REQUIRED: 12	PROVIDED: 27
<b>RESIDENTIAL BUILDINGS A, B AND C (NONE REQUIRED FOR BUILDING D) RETAIL STORE (BUILDING A) OFFICE (BUILDING B AND C) TOTAL</b>	REQUIRED: 63	PROVIDED: 126
<b>RETAIL STORE (BUILDING A) OFFICE (BUILDING B AND C) TOTAL</b>	REQUIRED: 2	PROVIDED: 2
<b>OFFICE (BUILDING B AND C) TOTAL</b>	REQUIRED: 2	PROVIDED: 10
<b>TOTAL</b>	REQUIRED: 67	PROVIDED: 138

**SITE PLAN KEYNOTES:**

- FIRE ROUTE
- EXTENT OF UNDERGROUND PARKING (P1)
- EXTENT OF UNDERGROUND PARKING (P2)
- DROP OFF/LOADING
- OUTLINE OF BUILDING ABOVE
- COMMUNITY GARDEN
- EXISTING GARBAGE ENCLOSURE
- EXISTING ASPHALT PARKING LOT
- EXISTING STONE BARRIERS
- EXTEND NEW SIDEWALK TO MEET EXISTING SIDEWALK



**FLOOR PLAN KEYNOTES:**

- 1 OUTLINE OF P1 ABOVE
- 2 OUTLINE OF BUILDING ABOVE (GF & 2ND)
- 3 OUTLINE OF BUILDING ABOVE (UPPER FLOORS)
- 4 OUTLINE OF TOWNHOUSES ABOVE
- 5 BUILDING OVERHANG ABOVE
- 6 BALCONY
- 7 GUARD
- 8 DIVIDER
- 9 OVERHEAD DOOR

**UNIT TYPES:**



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**CLIENT**  
**PARK RIVER PROPERTIES**  
OTTAWA  
ONTARIO, CANADA

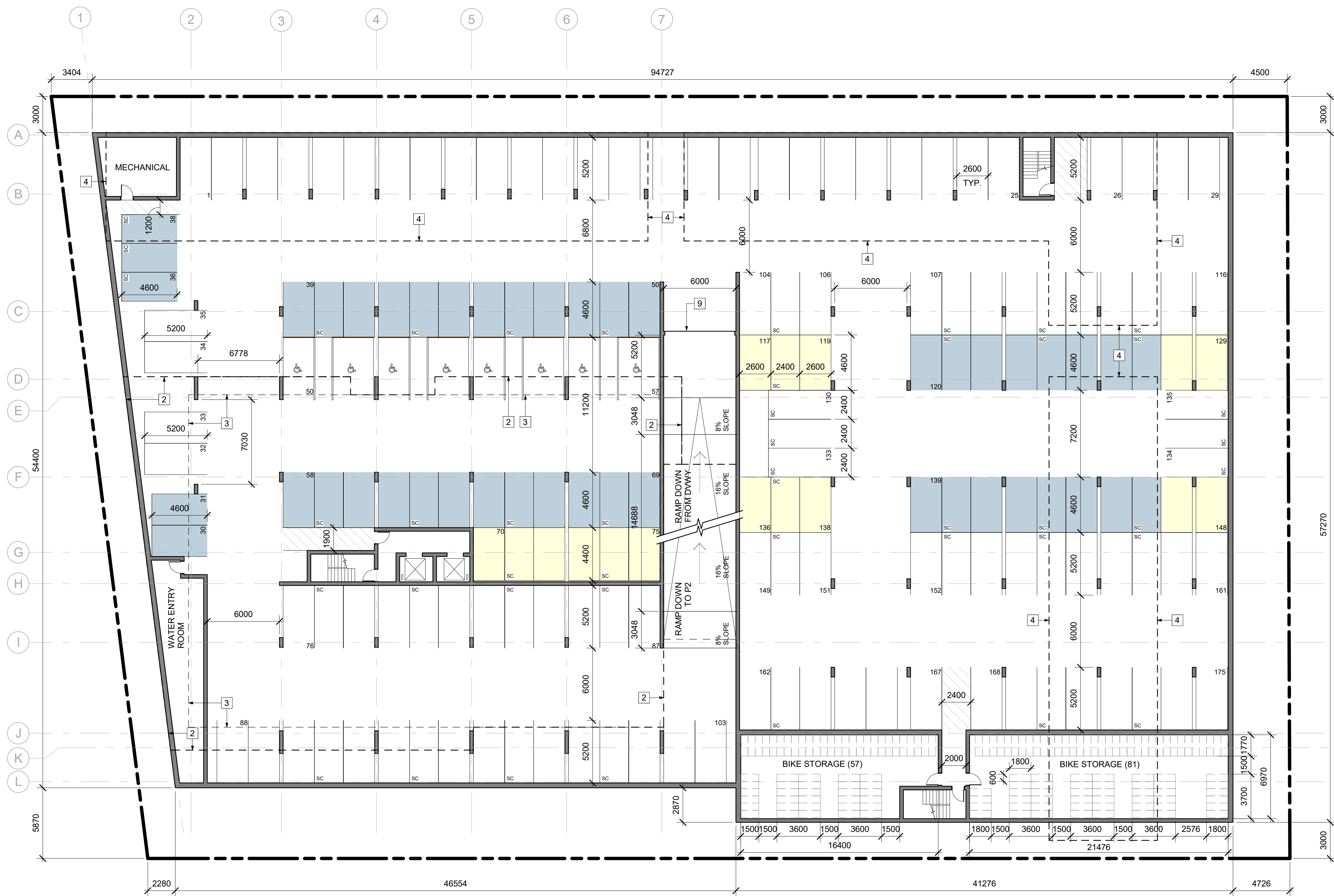
**PROJECT**  
**EDGEWATER DEVELOPMENT**

16 EDGEWATER  
OTTAWA, ONTARIO

**TITLE**  
**P2 FLOOR PLAN**

PROJECT NO: 2020-1930  
DRAWN: Author  
APPROVED: Approver  
SCALE: As indicated  
DATE PRINTED: 2021-10-26 11:02:48 AM

REV DRAWING NO.  
1 A.200



**FLOOR PLAN KEYNOTES:**

- 1 OUTLINE OF P1 ABOVE
- 2 OUTLINE OF BUILDING ABOVE (GF & 2ND)
- 3 OUTLINE OF BUILDING ABOVE (UPPER FLOORS)
- 4 OUTLINE OF TOWNHOUSES ABOVE
- 5 BUILDING OVERHANG ABOVE
- 6 BALCONY
- 7 GUARD
- 8 DIVIDER
- 9 OVERHEAD DOOR

**UNIT TYPES:**



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CLIENT

**PARK RIVER PROPERTIES**  
 OTTAWA  
 ONTARIO, CANADA

PROJECT

**EDGEWATER DEVELOPMENT**

16 EDGEWATER  
 OTTAWA, ONTARIO

TITLE

**P1 FLOOR PLAN**

PROJECT NO: 2020-1930  
 DRAWN: MM  
 APPROVED: MM  
 SCALE: As indicated  
 DATE PRINTED: 2021-10-26 11:02:50 AM

REV DRAWING NO.

1 A.201



- FLOOR PLAN KEYNOTES:**
- 1 OUTLINE OF P1 ABOVE
  - 2 OUTLINE OF BUILDING ABOVE (GF & 2ND)
  - 3 OUTLINE OF BUILDING ABOVE (UPPER FLOORS)
  - 4 OUTLINE OF TOWNHOUSES ABOVE
  - 5 BUILDING OVERHANG ABOVE
  - 6 BALCONY
  - 7 GUARD
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**UNIT TYPES:**



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 OTTAWA  
 ONTARIO, CANADA

**PROJECT**  
**EDGEWATER DEVELOPMENT**

16 EDGEWATER  
 OTTAWA, ONTARIO

**TITLE**  
**GROUND FLOOR PLAN**

PROJECT NO: 2020-1930  
 DRAWN: MM  
 APPROVED: MM  
 SCALE: 1 : 100  
 DATE PRINTED: 2021-10-26 11:02:51 AM

REV DRAWING NO.  
 1 A.202



**FLOOR PLAN KEYNOTES:**

- 1 OUTLINE OF P1 ABOVE
- 2 OUTLINE OF BUILDING ABOVE (GF & 2ND)
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- 4 OUTLINE OF TOWNHOUSES ABOVE
- 5 BUILDING OVERHANG ABOVE
- 6 BALCONY
- 7 GUARD
- 8 DIVIDER
- 9 OVERHEAD DOOR

**UNIT TYPES:**

- SECONDARY SUITE
- STUDIO
- ONE BEDROOM
- ONE BEDROOM +
- TWO BEDROOM
- THREE BEDROOM



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CLIENT

**PARK RIVER PROPERTIES**  
 OTTAWA  
 ONTARIO, CANADA

PROJECT

**EDGEWATER DEVELOPMENT**

16 EDGEWATER  
 OTTAWA, ONTARIO

TITLE

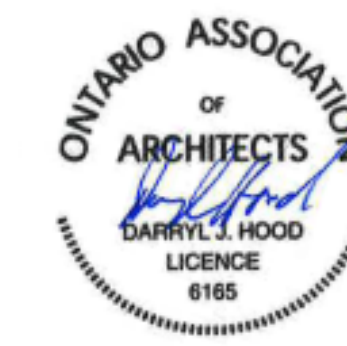
**SECOND FLOOR PLAN**

PROJECT NO: 2020-1930  
 DRAWN: Author  
 APPROVED: Approver  
 SCALE: 1 : 100  
 DATE PRINTED: 2021-10-26 11:02:52 AM

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**A.203**



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**PARK RIVER PROPERTIES**  
 OTTAWA  
 ONTARIO, CANADA

PROJECT

**EDGEWATER DEVELOPMENT**

16 EDGEWATER  
 OTTAWA, ONTARIO

TITLE

**THIRD FLOOR PLAN**

PROJECT NO: 2020-1930  
 DRAWN: Author  
 APPROVED: Approver  
 SCALE: 1 : 100  
 DATE PRINTED: 2021-10-26 11:02:53 AM

REV DRAWING NO.

1

**A.204**

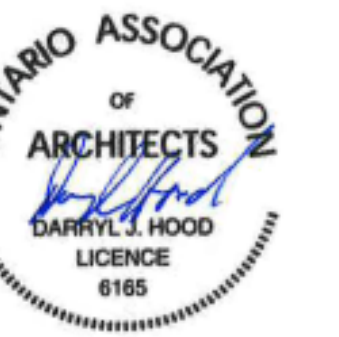
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- 4 OUTLINE OF TOWNHOUSES ABOVE
- 5 BUILDING OVERHANG ABOVE
- 6 BALCONY
- 7 GUARD
- 8 DIVIDER
- 9 OVERHEAD DOOR

**UNIT TYPES:**

- SECONDARY SUITE
- STUDIO
- ONE BEDROOM
- ONE BEDROOM +
- TWO BEDROOM
- THREE BEDROOM





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**PARK RIVER PROPERTIES**  
 OTTAWA  
 ONTARIO, CANADA

PROJECT

**EDGEWATER DEVELOPMENT**

16 EDGEWATER  
 OTTAWA, ONTARIO

TITLE

**TYP. UPPER FLOOR PLAN**

PROJECT NO: 2020-1930  
 DRAWN: Author  
 APPROVED: Approver  
 SCALE: 1 : 100  
 DATE PRINTED: 2021-10-26 11:02:54 AM

REV DRAWING NO.

1

A.205

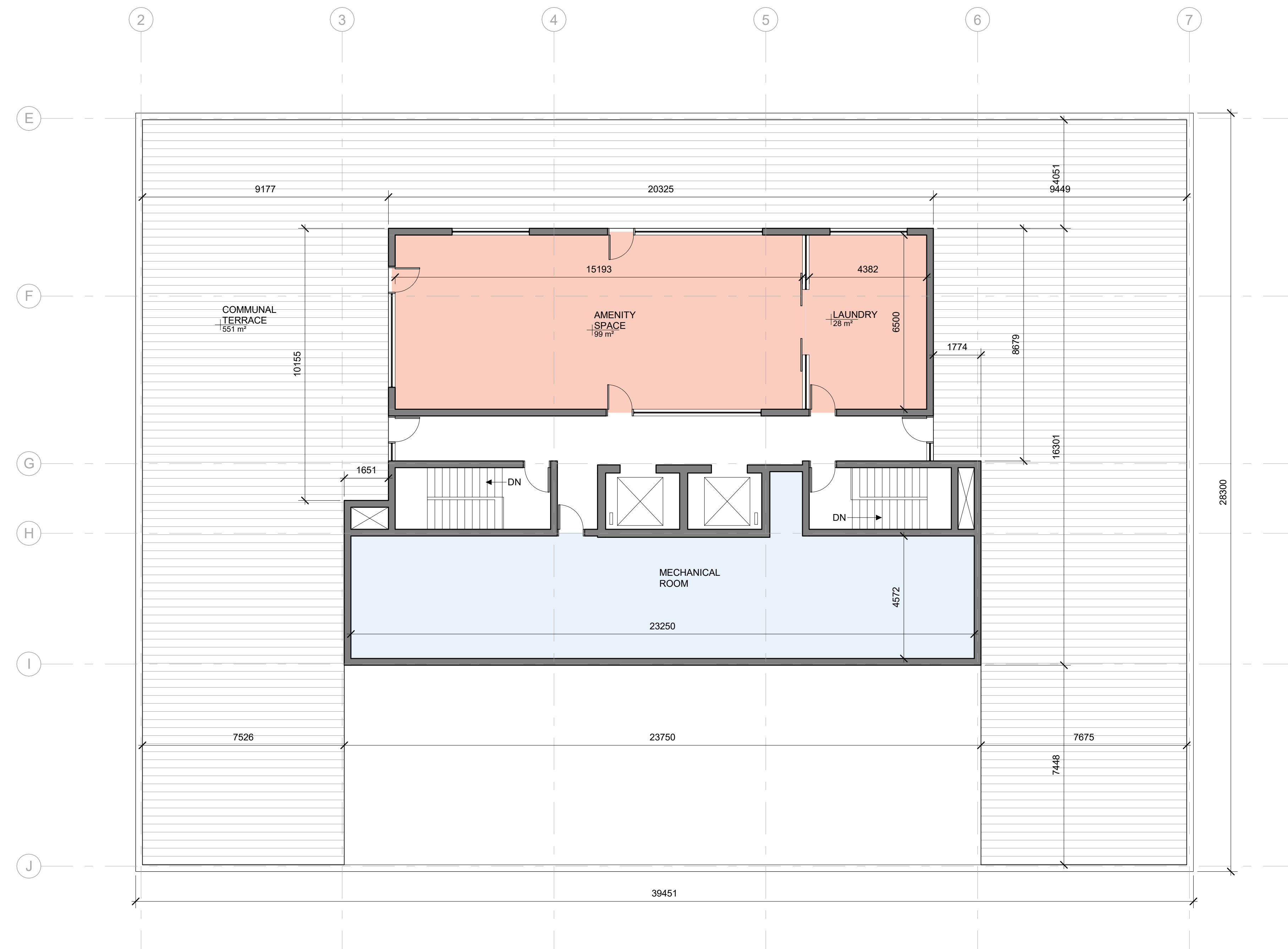
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UNIT TYPES:

- SECONDARY SUITE
- STUDIO
- ONE BEDROOM
- ONE BEDROOM +
- TWO BEDROOM
- THREE BEDROOM





**FLOOR PLAN KEYNOTES:**

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- 7 GUARD
- 8 DIVIDER
- 9 OVERHEAD DOOR

**UNIT TYPES:**

**CSV ARCHITECTS**

sustainable design · conception écologique  
 613.564.8118 190 O Connor Street, Suite 100  
 www.csv.ca Ottawa, Ontario, K2P 2R3

**PLANNER**  
 Novatech  
 240 Michael Cowpland Drive, Suite 200  
 Ottawa, Ontario  
 613-254-9643  
 novatech-eng.com

**CIVIL ENGINEER**  
 McIntosh Perry  
 115 Waingreen Road R.R. 3  
 Carp, Ontario  
 613-714-4621  
 www.mcintoshperry.com

**LANDSCAPE ARCHITECT**  
 Gino J. Aiello Landscape Architect  
 206-900 Boulevard de la Carrière  
 Gatineau, Quebec  
 613-285-5130  
 GJALA.com



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CLIENT

**PARK RIVER PROPERTIES**  
 OTTAWA  
 ONTARIO, CANADA

PROJECT

**EDGEWATER DEVELOPMENT**

16 EDGEWATER  
 OTTAWA, ONTARIO

TITLE

**PENTHOUSE PLAN**

PROJECT NO: 2020-1930  
 DRAWN: MM  
 APPROVED: MM  
 SCALE: 1 : 100  
 DATE PRINTED: 2021-10-26 11:02:54 AM

REV DRAWING NO.

1 A.206



**PLANNER**  
Novatech  
240 Michael Cowpland Drive, Suite 200  
Ottawa, Ontario  
613-254-9643  
novatech-eng.com

**CIVIL ENGINEER**  
McIntosh Perry  
115 Waijgreen Road R.R. 3  
Carp, Ontario  
613-714-4621  
www.mcintoshperry.com

**LANDSCAPE ARCHITECT**  
Gino J. Aiello Landscape Architect  
206-900 Boulevard de la Carrière  
Gatineau, Quebec  
613-285-5130  
GJALA.com



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OTTAWA  
ONTARIO, CANADA

PROJECT

**EDGEWATER DEVELOPMENT**

16 EDGEWATER  
OTTAWA, ONTARIO

TITLE

**ELEVATIONS**

PROJECT NO: 2020-1930  
DRAWN: MM  
APPROVED: MM  
SCALE: 1 : 200  
DATE PRINTED: 2021-10-26 11:02:58 AM

REV DRAWING NO.

**A.300**



**1 NORTH ELEVATION**

A.300 | 1 : 200



**2 EAST ELEVATION**

A.300 | 1 : 200



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REV DATE ISSUE

NOTES

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4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT

**PARK RIVER PROPERTIES**  
OTTAWA  
ONTARIO, CANADA

PROJECT

**EDGEWATER DEVELOPMENT**

16 EDGEWATER  
OTTAWA, ONTARIO

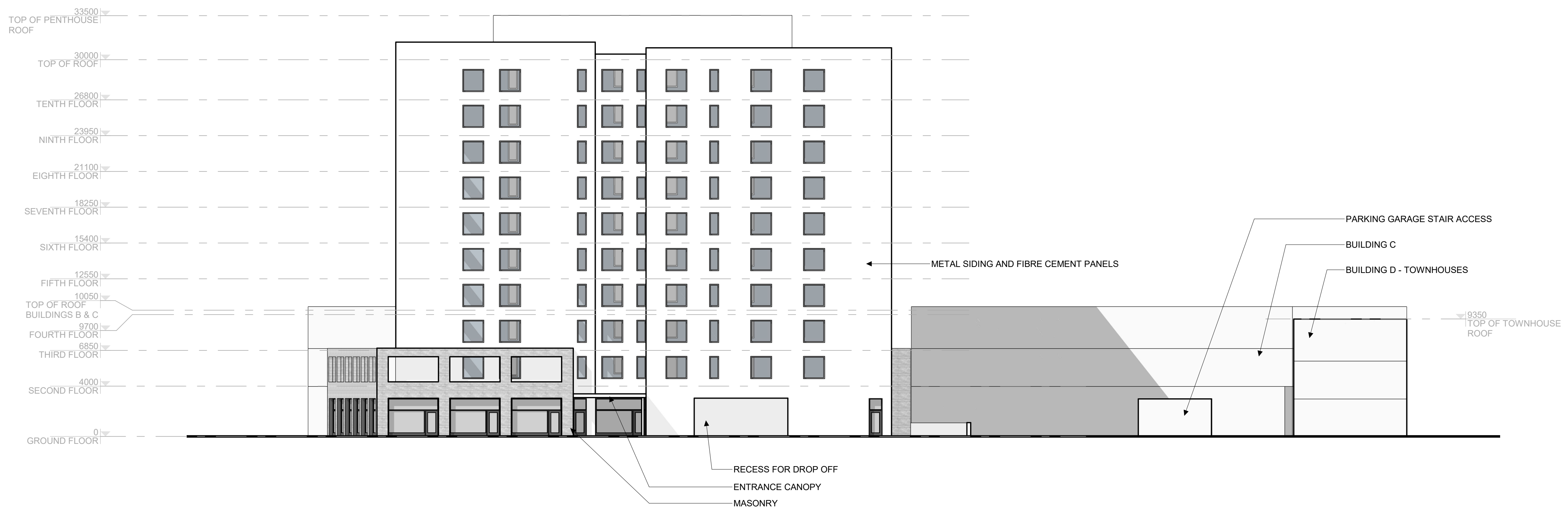
TITLE

**ELEVATIONS**

PROJECT NO: 2020-1930  
DRAWN: Author  
APPROVED: Approver  
SCALE: 1 : 200  
DATE PRINTED: 2021-10-26 11:03:00 AM

REV DRAWING NO.

1 A.301



**1 SOUTH ELEVATION**

A.301 | 1:200



**2 WEST ELEVATION**

A.301 | 1:200

